

Approved
April 20, 2021
as written

PINE MEADOW RANCH OWNERS' ASSOCIATION
MONTHLY BOARD MEETING
VIA ZOOM VIDEO CONFERENCE
MARCH 16, 2021

In Attendance: George Sears, President; Nick Jackson, Vice President; Michelle Sutor, Secretary; Dwaine Anderson (Area 1); Bennett Wetch (Area 2); Jill Wilson (Area 3); Nicole Irving (Area 4); Bruce Hutchinson (Area 5); Paul Sutor (Area 6).

Ex Officio: Robert Rosing, HOA Legal Counsel

Excused: Jody Robinson; Scott Boyle (Area 7); Andrew Pagel

Guests: 42 Guests were signed on. To save time, Michelle Sutor would compile a list of those in attendance rather than having 42 people take time to state their names and lot number.

George Sears called the virtual meeting to order at 6:33 p.m.

Approval of Minutes

February 16, 2021

MOTION: Bruce Hutchinson moved to approve the Minutes of February 16, 2021. Nick Jackson seconded the motion. Nick Jackson seconded the motion.

VOTE: The motion passed unanimously.

Ranch Manager's Report

Mr. Sears stated that Jody was unable to attend this evening, but he had given Mr. Sears a brief update for the Manager's reports.

The equipment is in good condition. The parts for the grader came at the end of last week and Jody hoped to get them on this week.

Jody is managing runoff water and mud. The roads are still too muddy to begin road repairs. Jody anticipated being able to start at the end of April depending on snowfall.

Jody noted that the slurry seal was scheduled for May, depending on the temperatures. The blacktop needs to be warm enough for the slurry seal to work properly. The slurry seal application will take two to three days and the road will be closed in sections.

Jody would like the Area Reps to identify as best as possible the roads in their areas that they would like addressed for roadwork no later than the first two weeks in May.

Mr. Wetch asked if an email could go out to all the members encouraging them to let their Area Rep know if they would like a specific road to be considered. He believed the people who drive the roads every day know more than an Area Rep just passing through.

Mr. Sears stated that he would put that down as an action item. He would also ask the Road Committee Chair, Scott Boyle, to monitor some of that activity.

Water Company Report

Paul Suitor had attended the Water Company Board Meeting.

Mr. Suitor reported that the Water Board talked about the ten properties that the Water Company owns and the fact that they are all source protected. Mr. Suitor contacted Summit County to find out additional information and he thought the Board should speak with Mr. Rosing regarding what he was told.

Mr. Suitor stated that the Water Company was still looking into the changes that were previously discussed.

Mr. Suitor noted that Trevor Townsend was leaving the Water Company. His last day is March 27th. Trevor had agreed to help Brody Blonquist on weekends or evenings on an emergency basis.

Mr. Sears stated that Jody mentioned today that he or Porter may need to help the Water Company in some of the transition. Brody will be overwhelmed; however, the HOA needs to be careful not to allow Jody and Porter to get overwhelmed because they already have significant responsibilities for the HOA.

Recent Area Items or Issues

Area 1

Dwaine Anderson reported that he has had inquiries from potential future landowners regarding what services are available. Three or four people have shown interest in purchasing property with the idea of building on their lots.

Mr. Anderson had not heard any complaints and had nothing more to add.

Area 2

Bennett Wetch had nothing to report for Area 2. He stated that if anyone from Area 2 was on the call they should contact him if they had an issue they would like addressed.

Area 3

Jill Wilson had nothing to report for Area 3. She echoed Mr. Wetch that people in her Area should contact her if they have any issues.

Area 4

Nicole Irving had nothing to report for Area 4.

Area 5

Bruce Hutchinson commented on the continual problem of people parking in the middle of the road and getting stuck at the top of Pine Loop.

Area 6

Paul Sutor reported that one contractor tried to bring up roofing materials to Chipmunk Way. The owners were notified and stopped it before the truck came all the way up the road. Mr. Sutor remarked that the contractor and the homeowner should have known better, and he was unsure how these things keep slipping through.

Area 7

Scott Boyle was not present to give a report.

Committee Reports

Architectural Committee: Nick Jackson reported that the Committee received one building application from Lot SS-144-D that was reviewed and discussed over email. The Committee approved the building plans submitted by the owners of Lot SS-144-D on the south edge of Porcupine Loop. The owners still need to follow up with the Water Company and Summit County. The Committee worked with the owners to complete the application and the Committee approved their plans via email.

Mr. Jackson stated that a couple of owners have asked the Committee preliminary questions about sheds.

Mr. Sutor reported that the annexation for Lot SS-144-D was approved by the Water Company. The owners attended the Water Board meeting and signed the paperwork. Mr. Sutor stated that they were looking at running the waterline a different way and if that occurs, the signed documents will be amended.

Mr. Sears reported that he went with Carol to get his signature notarized on the documents necessary for the agreement to join the HOA. Carol would submit the signed copies to Summit County to be recorded.

Roads and Parking Committee: Mr. Boyle was not present to give a report.

Paul Sutor stated that he is on the Committee, but he had not received any emails and was not sure what Mr. Boyle was working on.

Fire Committee: Ms. Irving stated that the Committee was working on some preliminary items. The Committee was working on fire rules. Ms. Irving asked the Board to move forward asking Mr. Rosing to draw up a preliminary easement agreement that they can use as a starting point when they approach the outer boundary owners to make the process go smoother. Mr. Sutor clarified that Ms. Irving was talking about the emergency exit access.

Mr. Jackson noted that some of that work was already done because they negotiated that exit with

Pine Meadow Ranch Owners Association
Monthly Board Meeting
March 16, 2021
Page 4

Jonathan Pease, the current owner. He thought some of that language could be replicated with the potential emergency access.

Mr. Rosing thought he could easily draft an agreement. He had forgotten about the agreement with Jonathan Pease, but it was in his file and he would use it as a base to draft a simple one or two-page emergency access agreement.

Mr. Rosing reported that John Curtis, a Utah US Representative, started the Bipartisan Wildfire Caucus in the Federal US House of Representatives. Mr. Rosing reached out to Mr. Curtis and met with people in Mr. Curtis' Office to talk about the issues regarding the HOAs. Mr. Rosing stated that if anyone has any ideas related to what Mr. Curtis was doing, they should contact Mr. Rosing. Ms. Irving was interested in knowing how the Wildfire Caucus would apply to the HOA. Mr. Rosing replied that the Caucus was trying to pass Federal legislation to help address wildfire issues in the Western United States, starting with making it easier for HOAs to get FEMA money. Currently, FEMA money for roads stops at the HOA line. It is difficult to get FEMA money to repair roads after fires because HOAs are not municipalities. Mr. Rosing was working on getting HOAs involved in fire mitigation. Mr. Rosing suggested that the Board members and property owners send Mr. Curtis an encouraging note.

Ms. Irving suggested that they also look into whether they were eligible for any grants. The Committee obtained a quote for a chipper and they were beginning to look at more inclusive plans. It all costs money and it would be interesting to know if they could apply for any grants. Getting FEMA money would be exceptionally nice. Ms. Irving stated that she knows nothing about grants and welcomed help from anyone who has had experience with grants.

Ms. Irving stated that they have several new members on the Fire Committee, and she was hoping to schedule a meeting next week.

Mr. Sears remarked that fire is a priority. He recently read a report that anticipates a significant increase in potential fire problems this year in Utah. Mr. Sears talked to Jody about it and Jody is willing to sustain and support the Fire Committee if they want input. Ms. Irving welcomed all the help they could get. She noted that Nolan Mitchell will be helping with tasking and planning.

Communications: Michelle Sutor stated that she was still looking for someone to do the newsletter. They were having trouble with emails and had hired an outside company to do some troubleshooting. They were able to fix two problems. There was still a third problem, and she would update the Board during the closed session to decide how to move forward. One of the issues is not fixable and they will need to find a way around it.

Ms. Sutor reported that a subcommittee of Communications is a Welcoming Committee. With the help of Rocky, they have put together a document mostly from information that was already on the website and compiled it into one PDF. It is fairly lengthy, but it includes information on dumpster usage, parking lots, winter driving, etc. It is a thorough list of items that the Board gets pinged about from new owners

who have questions. This document should give them one place to get their answers. Ms. Suitor noted that many of the items reference the website, so they only need to update one change instead of trying to update the website and the document.

Mr. Sears stated that he has been a lot owner on the Ranch for a very long time and he found the document very informative. He thought it would be worthwhile for every owner to read through it once it is published and available on the website.

Mr. Hutchinson asked if that document was sent to all the Area Reps. Ms. Suitor replied that it was not yet sent to the Area Reps. It went out to the committee who put it together and Rocky. She would send it to the Area Reps once it is in PDF form. Mr. Hutchinson asked Ms. Suitor to send it to the Area Reps before it goes out to the general populous.

Mr. Suitor stated that the plan is to get it distributed fairly soon. If any Board members or owners have ideas of something that should be included or any other suggestions, they should contact the Committee. He believed there would be contact information on the packet.

Compliance: Mr. Sears reported that compliance had not met and there was nothing to report. He had done some personal activity looking at how they can strengthen the compliance abilities. He will bring it to the committee once they begin to meet.

Community Improvements: Ms. Suitor stated that there are five or six people on the Committee, and they have met a few times to scope out some of the lands the HOA owns to find land to develop a community area that will be developed in phases. The Committee had done preliminary work on what they think each phase should look like. They were trying to get bids from people in the community and outside of the community to get an idea of what each phase will cost. The Committee will meet again in the next couple weeks.

Rentals: Mr. Sears reported that the Rentals Committee would hold their first meeting later this month to review potential rules and regulations to address rentals on the Ranch. He anticipated having a more informative report next month.

Monthly Budget Review

The Board reviewed the detail of the unpaid bills.

Michelle Suitor preferred to defer approving the unpaid bills because she had not had the opportunity to fully review them and she had questions to bring up in the closed session.

Mr. Sears agreed to defer the bills this evening, but he wanted to make sure the bills are approved via email within the next three days.

Public and Open Forum

Scott Clausen, Lot PI-D-63, stated that he came to the Ranch this weekend and found a white pickup parked in the road on Porcupine Loop where the plow route ends. Mr. Sears acknowledged that it is a continual problem on Porcupine Loop. Mr. Clausen had not looked to see if the truck had a sticker.

Mr. Jackson stated that if there is any identifying information, especially a PMR sticker, they could trace it back to the owners and try to contact them to get the vehicle removed. He noted that towing is difficult that far up because it is not always possible to get a tow truck up there. If they can figure out what house the truck was for, the Board could contact the owner. He asked if Mr. Clausen could email the address of the cabin. Mr. Clausen replied that he was only up there for the weekend. If he goes back next weekend, he will try to get that information. Mr. Jackson offered to go up there and try to figure it out as well.

Mr. Sears asked if the truck was chained up or if it was a four-wheel-drive vehicle. Mr. Clausen replied that it was a four-wheel drive, full-size white pickup. He could not recall whether it was chained up. Mr. Sears stated that if the vehicle does not have a sticker, pictures always help to identify the vehicle owner. He pointed out that Porcupine Loop has a few VRBOs and if the violations are associated with that, they need to talk with the owner.

Zach, Lot PI-E-96, stated that the mountain has outgrown its parcel delivery capacity because the UPS and FedEx boxes are always full. He suggested the possibility of adding another parcel box. Nicole Irving agreed that the parcel boxes have outgrown their capacity, however, the HOA does not own any of the parcel boxes. Mr. Suitor noted that the last parcel box was privately built by someone on the Ranch with contributions collected on Facebook. Mr. Suitor warned people that the parcel boxes are not secure, and many packages have disappeared. He suggested that people look into parcel services at Kimball Junction and elsewhere because it is more secure, and they do not need to worry about the boxes filling up.

Mr. Jackson stated that he has never had anything stolen. He has seen packages sit outside of the parcel box for three days and remain there. He questioned the safety issue but agreed there were growing pains with the parcel boxes and the dumpsters. Mr. Jackson noted that Summit County and Republic Services recently increased the number of pulls on the dumpsters. The Ranch does not have space for more dumpsters, but the dumpsters are being emptied more often. Mr. Jackson believed the HOA will need to address dumpsters and packages fairly soon.

Mr. Sears stated that the challenge on the postal side appears to grow with the number of increasing owners on the Ranch. The HOA needs to look at the issues collectively, but it either needs to be done by volunteers or they need to find a way to pay for it. Mr. Sears echoed Mr. Suitor's comment about the owners coming together to fund and build another box. They may need to look at doing that again as a solution.

Connie Perkins, Lot PI-D-41, appreciated the opportunity to talk to the Board about the mailboxes again.

Pine Meadow Ranch Owners Association
Monthly Board Meeting
March 16, 2021
Page 7

She stated that when she looks at the definition of a representative, it is a person who speaks on behalf of a larger group. Ms. Perkins did not think the Area Representatives were speaking on behalf of the people in her area because no one wants the mailbox fee.

Ms. Perkins commented on the definition of profit. It is financial gain and the difference between the amount earned and the amount spent. She stated that the HOA has earned their money from the original ROI on the mailboxes time and time again. Ms. Perkins remarked that the HOA is making a profit. She does not care where they use that profit because they are still making a profit. Ms. Perkins stated that she was told that it is an administrative fee. She pointed out that the area down below is a chain-up area, guest parking, UPS, and FedEx boxes. This area was maintained long before the new boxes were ever put in place and it will be maintained regardless of whether the mailboxes are there. Ms. Perkins stated that there is no additional administration fee by having these boxes.

Ms. Perkins stated that she was also told that the US Postal Service requires them to pay. She noted that a Park City Post Office worker who owns property on the Mountain said they have never heard of a mailbox charge. There is a charge for a post office box; however, Pine Meadow has mailboxes, not post office boxes. Ms. Perkins understood that USPS requires that they maintain the area, but that area is maintained for all boxes

Ms. Perkins wanted it clear that she does not want a fee imposed on any owners and she does not want the Board to raise the HOA fees. She believed she demonstrated that there should be no additional fees by having the mailboxes. The HOA more than made their money back on the ROI. Ms. Perkins requested that she be notified within 30 days that this fee has been abolished. If it is not abolished, she will file a complaint against Pine Meadow/Forest Meadow Ranch with the United States Postal Service on behalf of everyone who has a mailbox because it is a federal crime to obstruct somebody from getting their mail. Ms. Perkins remarked that the HOA was blackmailing owners by requiring them to pay a yearly fee or they will not have access to their mail. Ms. Perkins pointed out that Pine Meadow is an owner-run HOA. She appreciated their time and hoped to hear back within 30 days. Ms. Perkins looked forward to a better resolution than what has occurred in the past.

Ms. Irving offered her personal opinion, and not necessarily on behalf of the Board. She stated that the US Postal Service provided the HOA with a set number of boxes initially, and when they outgrew those boxes, the HOA purchased the boxes. They are now private mailboxes. Ms. Irving clarified that they were not denying access because people can still get a Post Office Box in Coalville or pay for one in Park City. She pointed out that the owners pay for the convenience of having a mailbox on the Ranch.

Ms. Irving asked Ms. Perkins if she would still be opposed to the fee if the funds were used to build another parcel box or to put a roof over the mailboxes, to expand the parking area, or for future projects. Ms. Perkins stated that future projects should benefit everyone on the Mountain. She asked why only a few people were paying for the boxes. Ms. Perkins stated that once a mailbox is installed and ready for use, mailboxes are considered federal property. The HOA does not legally own the mailboxes. It is the property of the United States Government. Mr. Sears replied that Ms. Perkins's comment was not accurate.

Mr. Sears stated that currently there are three sets of mailboxes. One set is owned by the United States Postal Service. The other set is owned by another group of owners on the Ranch who he assumed were not part of the HOA. The third set belongs to the HOA. Mr. Sears explained that under the guidance of the US Postal Service, when the mailboxes were put in, they were strongly encouraged to charge no more than the least expensive Post Office box. Mr. Sears noted that the Minutes from those previous meetings reflect that discussion and Ms. Perkins could read those Minutes. Mr. Sears stated that the HOA has taken the responsibility to maintain the entire area for all three sets of mailboxes, along with the Parcel boxes. He heard the other day that the HOA was doing a good job clearing the snow but not the ice. They were asked if something could be done about the ice. Mr. Sears clarified that the Post Office only approached the HOA and not the other two groups because the HOA controls the roads.

Mr. Sears stated that collectively the HOA charges \$75 per year for a mailbox. The least expensive box in Coalville is \$76 for a smaller box. Ms. Perkins argued that the boxes in Coalville are P.O. Boxes. They do not have P.O. boxes on the Ranch. They are mailboxes. She stated that Coalville does not charge for mailboxes. Mr. Sears informed Ms. Perkins that she could go to Coalville if she preferred to have a P.O. box. She could also go to the Post Office in Snyderville, Park City, or other areas. At this point, as a collective Board and as the HOA Management Group, they are supporting the one section of the boxes that they can control, and they charge a fee for it.

Mr. Jackson stated that he had one comment as an owner and another comment as a Board Member. As an owner, he pays the fee for the mailboxes and he is happy to do so because it is convenient to have a mailbox there rather than having to go into town. The money also supports his community and probably goes to maintaining the roads that they all use. He was not sure why that was anything to complain about. As a Board member, Mr. Jackson stated that Ms. Perkins was the only person who has complained about this issue to the Board. He clarified that the Board was not acting because they do not listen to the owners, but because Ms. Perkins was the only person who has asked for this fee to be waived. Mr. Jackson encouraged Ms. Perkins to file her complaint with the Post Office if she disagreed.

Ms. Perkins stated that she would file her complaint. She thanked the Board for their time.

Kelly Hannah, PI-F-25, commented on the dumpsters and asked if anyone has requested that Republic Services replace the lids. He stated that disrepair begets disrepair, and proper lids on the garbage containers might help breed good conduct. Mr. Jackson stated that when he spoke with Republic he did not bring up lids, but he thought it was a good idea. If something looks nice it encourages people to keep it nice. Mr. Suitor recalled that the HOA made that request a couple years ago and Republic was very responsive in getting it done.

Steven Angerosa, SS-144-D, thanked Paul Suitor for his work at the Water Board meeting last week. Mr. Angerosa stated that they have owned their parcel for 11 years and they were now embarking on building out their home and being there full time. He thanked Nick Jackson and Carol Steedman for their support in helping them go through the ARC review process. Mr. Angerosa took this opportunity to thank the

Pine Meadow Ranch Owners Association
Monthly Board Meeting
March 16, 2021
Page 9

Board and everyone else for welcoming them to the community with neighborly support as well as doing their assigned duties as members of the HOA and representing the community. He recognized that in addition to their Board responsibilities, they also have day-to-day professional and family responsibilities.

Mr. Angerosa commented on the truck on Porcupine Loop that was parked at the end of the plow route that Mr. Clausen talked about. He believed the address of the last cabin on the north side of the road is 439 Porcupine Loop. Another cabin has a driveway that is maintained and cleared throughout the year and the plow route ends just beyond that driveway. The cabin to the west of 439 is 409 Porcupine Loop, and that address is a more seasonal summer cabin for the owners who live in Salt Lake. Mr. Angerosa stated that he was walking his property about 2 weeks ago and the driveway at 409 had yet to be cleared and he assumed they had not been up all winter. Mr. Angerosa thought the truck was most likely parked in front of 439 Porcupine Loop.

Rhonda Devereaux, Lot FM-C-46, referred to an earlier comment in the meeting about HOA-owned parcels and that the Board was looking into different ways to develop those parcels. She asked for an explanation. Ms. Suitor thought the comments referred to a few different instances. She noted that the Water Company owns properties that the Board will be discussing. The other reference is that the Community Improvement Committee has been looking at some of the parcels owned by the HOA. The HOA owns six or seven parcels and the ones the Committee is looking at developing would like adding a pavilion or hiking trails. They would like to start with the parcels immediately adjacent to the winter parking lot to keep everything in a common area. Ms. Devereaux stated that she was curious about their thoughts on the parcels and thanked Ms. Suitor for the explanation.

Nanette Palmer, Lot PI-E-59, commended her Area 5 Rep, Bruce Hutchinson. She stated that from the beginning of starting the process to build their cabin Mr. Hutchinson was very helpful and prompt in making sure they had all the information they needed and informed them of the Rules and Regulations. Her family has tried to follow all those regulations and they never want to cause added stress to their neighbors. Ms. Palmer remarked that they tried to follow all the rules regarding construction and building. However, one of her neighbors calls the Board if she walks off her property wrong and that has caused a lot of problems. Ms. Palmer thought it was important for the Board to hear both sides of every story. She understands it is inconvenient when people are parked on the road or a truck coming up that should not be coming up under the circumstances. People are told to find out the owner so they can be warned or fined, and it encourages people to target and harass the owner, which has happened to her. Those people share private phone numbers and other private information on Facebook and with other people. Owners are being targeted. Ms. Palmer requested that the HOA Board members not support that practice and instead come up with a solution. She asked if it was possible to get the name of the owner or a picture of the vehicle without an owner being harassed. She noted that there are laws against Cyberbullying, which occurs a lot on the Ranch. She has personally been threatened and bullied.

Mr. Suitor stated that the Board was familiar with Ms. Palmer's situation and he sympathized with her. He noted that the Board asked for pictures and other pertinent information because people complain all the time about vehicles being stuck on the road and blocking traffic, but they have no idea where the

vehicle was going. They try to obtain that information without throwing an owner under the bus, but it does not help when people go on Facebook rants without documentation of the vehicle owner or what lot they were trying to reach. Mr. Sutor remarked that in the situation he mentioned earlier, the owner of the lot had no idea that his contractor had sent up the roofing materials. He noted that anyone familiar with the Mountain knows not to send up a 3-axle truck in the middle of the winter.

Mr. Sutor emphasized the need for documentation, but he reiterated his sympathy for Ms. Palmer and what she has experienced.

Ms. Irving also sympathized with Ms. Palmer; however, she wanted it known that the HOA does not manage that Facebook page and has no control over it.

Ms. Palmer noted that she had a sign on her house, and she removed it as soon as Mr. Hutchinson informed her that it was against the rules. She asked if the Board was aware that Utah recently changed the law and HOAs can no longer prohibit people from putting up the property for sale signs.

Ms. Sutor was unaware of a new law and offered to look into it.

Robert Rosing, the HOA attorney, stated that Utah has an anti-docent statute and certain types of docents are criminal. He did not know specifically what information was being posted about Ms. Palmer, but she might consider reporting it as a crime. Ms. Palmer stated that she has that option with her attorney, but she first wanted to try to make friends and not enemies.

Ms. Sutor stated that the last time she looked there were nine Facebook pages related to the Pine Meadow HOA. Some are about hiking, some are about dogs, and some are kids. She pointed out that one, in particular, has "official" in the title, but it is not the official Facebook page. It is a community-run organization and they can do what they want. They are a private group, and the HOA has no control over it.

Ms. Sutor stated that the Board was aware of Ms. Palmer's issue. She explained that one reason why they ask for documentation is to investigate these types of situations if possible and to send a warning letter first to educate people. The idea is not to be heavy-handed. The Board wants to keep people safe, and they try to educate them first.

Mr. Sears thought it was important for everyone to recognize that as an HOA they were trying to make sure that all the owners are treated fairly. They try to listen and take appropriate action within the Guidelines, the CC&Rs, the Rules and Regulations, and the Bylaws. It is not always an easy process due to the many challenges they are faced with on the mountain. Mr. Sears thought Ms. Palmer brought up a good point. His advice to all the owners is that the first step should always be to document what they see, and pictures are the best documentation on the Ranch. Anything they can do to document helps the Board try to reach out to individuals or groups of individuals who do not respect properties or the community. It is one of the goals and responsibilities they have as an HOA.

Pine Meadow Ranch Owners Association
Monthly Board Meeting
March 16, 2021
Page 11

Mr. Sears appreciated Ms. Palmer bringing her concerns to the Board. He encouraged her to submit some of her concerns in writing to help the Board get a better handle on what was occurring. Mr. Sears remarked that the Board understood her situation and they have discussed it and understand some of the elements associated with it on both sides.

Ms. Palmer reiterated her appreciation for her Area Representative, Bruce Hutchinson because he has been very engaged and tries to listen to both sides of the story.

Bryan Thompson, Lot PI-E-91, thanked the Board for the email update for the meeting tonight. He appreciated getting the owners involved. Mr. Thompson suggested putting out a survey for the next meeting to get ideas and input on some of what the Board is thinking about doing. Mr. Thompson appreciated the Board's work.

Mr. Sears thanked everyone who participated this evening and for all the owners who were online. The Board likes it when the owners participate because it allows them to hear their feedback and it also lets them know the owners are involved.

The Board adjourned the regular meeting and moved into a closed session.

The meeting of the Pine Meadow Owners Association Board adjourned at 7:35 p.m.
